

Senate Amendment to  
House File 675

H-8457

- 1 Amend House File 675, as amended, passed, and  
2 reprinted by the House, as follows:
- 3 1. Page 5, line 8, after <situated.> by inserting  
4 <The county identified on the state construction  
5 registry internet website at the time of posting the  
6 required notices pursuant to sections 572.13A and  
7 572.13B shall be the only county in which the building,  
8 land, or improvement may be charged with a mechanic's  
9 lien.>
- 10 2. Page 6, line 12, after <Code> by inserting  
11 <Supplement>
- 12 3. By striking page 6, line 28, through page 7,  
13 line 5, and inserting <the improved property.">
- 14 4. Page 8, line 11, after <3.> by inserting <a.>
- 15 5. Page 8, by striking lines 14 through 17 and  
16 inserting <and send a copy of the owner notice  
17 described in section 572.13. The owner notice shall  
18 contain the following language:  
19 Persons or companies furnishing labor or materials  
20 for the improvement of real property may enforce a  
21 lien upon the improved property if they are not paid  
22 for their contributions, even if the parties have no  
23 direct contractual relationship with the owner. The  
24 state construction registry provides a listing of all  
25 persons or companies furnishing labor or materials who  
26 have posted a lien or who may post a lien upon the  
27 improved property. If the person or company has posted  
28 its notice or lien to the state construction registry,  
29 you may be required to pay the person or company even  
30 if you have paid the general contractor the full amount  
31 due. Therefore, check the state construction registry  
32 internet website for information about the property  
33 including persons or companies furnishing labor or  
34 materials before paying your general contractor.  
35 In addition, when making payment to your general  
36 contractor, it is important to obtain lien waivers from  
37 your general contractor and from persons or companies  
38 registered as furnishing labor or materials to your  
39 property. The information in the state construction  
40 registry is posted on the internet website of the state  
41 construction registry.
- 42 b. Other relevant information may be included with  
43 the notice described in subsection 1 as prescribed by  
44 the administrator pursuant to rule.
- 45 c. The notice described in subsection 1 shall be  
46 sent to the owner's address. If the owner's address  
47 is different than the property address, a copy of the  
48 notice shall also be sent to the property address,  
49 addressed to the owner.>
- 50 6. Page 20, after line 9 by inserting:

1 <12. The administrator shall make, or cause to be  
2 made, preservation duplicates of state construction  
3 registry records, including records stored in a  
4 computer database. Any preservation duplicate record  
5 shall be accurate, complete, and clear, and shall be  
6 made, preserved, and made accessible to the public by  
7 means designated by the administrator by rule.>

8 7. Page 20, by striking lines 14 through 22 and  
9 inserting:

10 <Sec. \_\_\_\_\_. EFFECTIVE DATE. This Act takes effect  
11 January 1, 2013.

12 Sec. \_\_\_\_\_. APPLICABILITY.

13 1. Mechanics' liens filed prior to the effective  
14 date of this Act shall remain with the clerk of the  
15 district court of the county in which the building,  
16 land, or improvement charged with the lien is situated.

17 2. The notice provisions contained in this Act  
18 apply only to material furnished or labor performed  
19 after the effective date of this Act.>

20 8. By renumbering as necessary.